



Jeffrey Sánchez

Jeff was born and raised in Mission Hill. His mother still lives on Terrace Street. Jeff served for 16 years as the State Representative for the district.



Alex Oliver-Davila

Alex has dedicated her professional career to young people. She has served as executive director of a youth & community development organization since 1999.



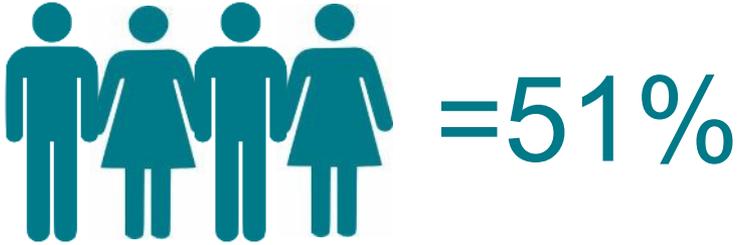
Rafael Ruiz

For over three decades Rafael worked for the Boston Police Department, retiring as a Superintendent in 2012, the first Latino in the department's history to attain that rank.

Leadership

Paíces

Diversity
and
Inclusion



Latino/Latina Ownership



Boston Ownership*

*Defined as 5 of the last 10 years



Architect:
Stull and Lee Incorporated (MBE)



Security Advisor:
Rafael Ruiz (MBE)



Security Guards:
TBD (MBE)



Transport of funds & cannabis:
Eagle Eyes Transport (MBE)

Employment Plan

GOALS		PLAN TO ACHIEVE GOALS
BIPOC	65%	Extensive network of operator; job fairs at Mission Main and Bromley Heath; targeted advertising; reporting to BCB.
Women	50%	Monitor all hires and determine equitable hiring.
Mission Hill Residents	65%	Local job fairs; Mission Hill Gazette.
Boston Residents	75%	Local job fairs and hiring.
Wages and Benefits	\$15.69	Compliance with Boston Living Wage Ordinance
Previous Criminal Record	>10%	Job fairs at Mission Main and Bromley Heath; MassHire, Operation Exit and Mayor's Office of Returning Citizens
Implicit Bias and Diversity Training	100%	Within first 90 days of employment and once annually
Outreach to employees who are from immigrant populations, persons with disabilities, and LGBTQIA+		Outreach via affinity publications, non-profits and community organizations



Proposed Facility

RAICES ON THE HILL, LLC

123 TERRACE STREET, BOSTON, MA 02120

No.	Description	Date

PROPOSED FLOOR PLAN

Project number 3010
 Date 05.04.2021
 Drawn by AO
 Checked by TM

A101
 Scale 1" = 20'-0"



① FRONT ELEVATION
1" = 20'-0"



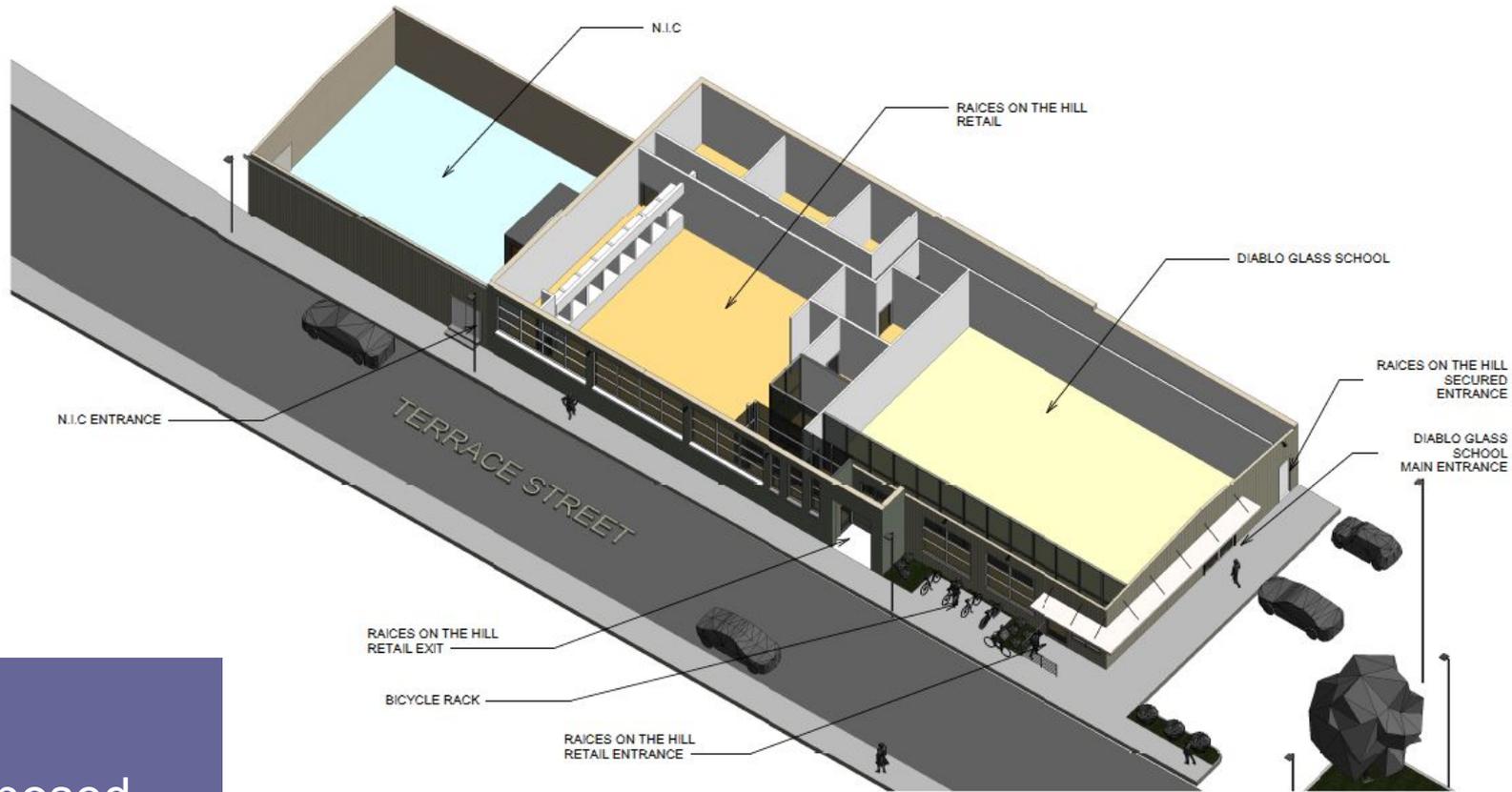
② RIGHT SIDE ELEVATION
1/16" = 1'-0"

Proposed Facility

	RAICES ON THE HILL, LLC 123 TERRACE STREET, BOSTON, MA 02120
--	----------------------------------------------------------------------------

No.	Description	Date

PROPOSED ELEVATIONS	
Project number 3010	A102
Date 05.04.2021	
Drawn by AO	
Checked by TM	
Scale As indicated	



Proposed Facility

RAICES ON THE HILL, LLC

123 TERRACE STREET, BOSTON, MA 02120

No.	Description	Date

AXON	
Project number_ 3010	A103
Date 05.04.2021	
Drawn by Author	
Checked by Checker	
Scale	



Proposed Facility

	RAICES ON THE HILL, LLC 123 TERRACE STREET, BOSTON, MA 02120
--	----------------------------------------------------------------------------

No.	Description	Date

EXTERIOR RENDERING	
Project number <u>3010</u>	A104
Date <u>05.04.2021</u>	
Drawn by <u>Author</u>	
Checked by <u>Checker</u>	
Scale <u> </u>	

Key Security Features

Police details as needed (pursuant to meeting with Captain Facey)

Separated customer entrance and exit areas

Dedicated delivery and pickup access

~35 cameras throughout facility inside and outside

Exterior lighting on building

Proposed hours: 9AM-8PM Monday-Sunday

~3 product deliveries/week randomized using Eagle Eyes Transport

Cash transportation also by Eagle Eyes Transport
(Preferred by Century Bank)

1-2 unarmed security guards onsite during all operating hours



Security



603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Traffic Impact Statement

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. BOS-0141

TO: Mission Hill Neighborhood Housing Service
FROM: Tony Capachietti, *Project Manager*
DATE: October 18, 2019
SUBJECT: Raices on the Hill
Proposed Marijuana Dispensary
123 Terrace Street
Boston, MA

Hayes Engineering, Inc. (HEI) has prepared this Traffic Impact Statement in support of the proposed marijuana dispensary at 123 Terrace Street in Boston's Mission Hill neighborhood, pursuant to the request of the Project Proponent, Raices on the Hill. The purpose of this Impact Statement is to evaluate the anticipated Average Daily and Peak Hour trip generation for the facility under both its prior and proposed uses and offer preliminary traffic mitigation strategies for the facility as it relates to potential impacts to the neighborhood.

The proposed dispensary is to be located along the easterly side of Terrace Street between its intersection of Heath Street to the south and Tremont Street to the north (See Figure 1). The existing multitenant residential and commercial building is served by an existing curb cut onto Terrace Street. The site is also proximate public transportation and is within a short walk to the Massachusetts Bay Transit Authority (MBTA) Orange Line Roxbury Crossing stop and is served by the 19, 22, 29 and 66 bus lines.

The Applicant proposes to operate an adult use marijuana dispensary within the portion of the facility that houses Diablo Glass School and also proposes to demolish a portion of the building to allow for expansion of the existing parking area. The proposed dispensary will occupy approximately 4,871 square feet (sf.) of gross floor area (GFA) and include ten (10) on-site parking spaces.

Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

- ▶ 10 on-site parking spaces
- ▶ Commitment to invest in Terrace Street traffic improvements
- ▶ Short walk to the Massachusetts Bay Transit Authority (MBTA) Orange Line Roxbury Crossing stop and is proximate to the 19, 22, 29 and 66 bus lines
- ▶ Anticipate 50 percent of all orders to be online (pre-orders)

◀ *“The resultant vehicle increase from the proposed use in the peak hour is approximately 10 vehicles. It is unlikely that this minor increase would have an adverse effect on the prevailing traffic conditions.”*

Transportation and Parking


KENZIE BOK
BOSTON CITY COUNCILOR, DISTRICT 4

Kathleen Joyce, Chair
15 Ledyard Row, Executive Secretary
Boston Canabak Board
1 City Hall Sq
Boston, MA 02101

August 11, 2020

RE: RAKES on the Hill- 123 Terrace Street- Application for Canabak Establishment

Dear Malian Chair and Members of the Boston Canabak Board:

Thank you for your work to ensure that this emerging industry takes shape in Boston in ways that are sensitive to our local communities, business ecosystems and racial equity, and to give some way to repairing the damage done by the long running "War on Drugs."

As the Boston City Councilor for District 4, I represent Mission Hill, the neighborhood where RAKES on the Hill is seeking to establish a recreational cannabis retail store at 123 Terrace St. I have met with the Prospective and am grateful for the opportunity to discuss my thoughts with you as you review this proposed. Below, I will describe both the strengths and potential concerns, then the commitments that have resulted on the same today in support of this application.

PROPOSAL STRENGTHS

The **proposed canabak** includes several former elected officials who previously represented Mission Hill- Representative Jeffrey Sanchez and Councilor Mike Ream- along with Alex Oliver-Davila, the Executive Director of Socialist-Latinx. This ownership group gives me comfort on several fronts.

- 1) It is a **locally owned** business. I believe in the local regulatory Latinx ownership group to be granted a significant license in the City. Although they do not substantially meet the full requirements to be certified as an Equity Applicant, this is still an important milestone.
- 2) The **principals are deeply embedded in local communities of color**. Mr. Sanchez grew up in the Mission Main community just down the road from the proposed site and has been a strong advocate for public housing towns throughout his career. I know that he will work to ensure that the employment opportunities and the financial returns from the establishment benefit the people.

BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS, 02101
417-415-4215 | KENZIE.BOK@BOSTON.GOV | PAGE 1

Community & Abutter Support:
250+ letters + signatures

City Councilor Kenzie Bok Letter of Support

June 1, 2021

VIA ELECTRONIC MAIL

Patricia Flaherty
Mission Hill Neighborhood Housing Services
flaherty@missionhill.org

RE: GOOD NEIGHBOR AGREEMENT WITH RAKES ON THE HILL LLC

Dear Patricia:

This letter will confirm the agreement of Rakes on the Hill LLC or its successor ("Rakes") and the Mission Hill Neighborhood Housing Services ("MHNHS") (collectively, the "Parties") to enter into a good neighbor agreement (the "Agreement") for 123 Terrace Street (the "Property") for the permitting of a Canabak Establishment for an adult use dispensary and related parking of approximately 15 spaces (the "Dispensary").

The Parties agree as follows:

As to Rakes:

1. Rakes shall ensure that the Project includes those amenities and features as presented at the community meetings of May 17, 2021, including but not limited to a separately metered area in District 4, bike racks, parking and lighting along Terrace Street, and seawalls on the site as generally shown and approximated in the plans attached hereto as Exhibit A (the "Plans").
2. Rakes shall provide specific details for purposes of security and/or transportation management as directed by District B-2. In particular, Rakes agree to request police details for the initial opening period of one month for seven days per week and thereafter on Friday and Saturday for a month, or longer if deemed necessary by District B-2, subject to availability. In addition, Rakes agree to direct all camera systems along Terrace Street and sidewalk in both directions. Rakes shall install video cameras substantially covering all areas of its exterior property. All security equipment shall be adjustable to the City of Boston and/or B-2 remote security network. In addition, Rakes agree to make its cameras and/or video camera recordings available to the City of Boston, District B-2, and/or the Boston Transportation Department upon request.
3. Rakes shall have a minimum of one security person outside at all times during operating hours or at many additional as needed as directed by Boston Police Department and/or the Boston Transportation Department. This is in addition to any security personnel needed inside the building at the Property.

MHNHS-1

Community Support

Good Neighborhood Agreement with Mission Hill Neighborhood Housing Services (MHNHS)

Mission Main Tenant Task Force Inc.



Mission Main Tenant Task Force
Chair: Jeffrey Joyce, Chair
City of Boston Councilor Board
Licensing Board
Boston City Hall, Boston, MA 02201

Who Paul Clark, Co-Chair
Sally Waldor, Co-Chair
John D'Angelo, Secretary
Eliashah Tenen, Treasurer
Eli Rosen, Member
Matic Carter, Member
Julian Sullivan, Secretary

RE: Proposed Canabak Establishment, Rakes on the Hill, 123 Terrace St, Mission Hill
June 15, 2020

Dear Chairperson Joyce:

Please accept the Letter of Support on behalf of Rakes on the Hill of which Jeffrey Joyce is the President of the City Council. I and the majority board member Jeffrey in action. We believe that not only to those that recognize people who are working and more about the project, in the right to Jeffrey Joyce, who is in Mission Hill Main Housing Development and other things were very efficient for the life in more other about the project, but the effects of "The War on Drugs" was in the community for many years. The implementation of cannabis in Massachusetts, we believe that supporting this Jeffrey who is committed 100% of his life to his community and a good neighbor to all. We are also here that the war will continue to be a great difference for the people of Mission Hill and the greater community.

We are not only happy that he and the Rakes team are contributing 10% of their profits and we hope that they are willing to social justice and bring people from the community to work in the business. We are very thankful to see an up and social development. We at Mission Main have felt a tremendous respect for the decision when Jeffrey grew up here. We are also here that a community based person Jeffrey and the Rakes team will work with our city issues with us as well. Their plan also includes access that are important to us well. They include having a strong good neighbor public meeting opportunities for our craft and industry, and safety and security plan and traffic improvement efforts.

Jeffrey has been a part of everything good that has happened in his community throughout his life. We know he will continue to do the same to improve and benefit everyone if he can. We know he loves his community and will continue to go far beyond our call with us when we need him. It is for these reasons and more.

Mission Main Tenant Task Force Letter of Support

Mildred C. Hailey Tenant Organization Letter of Support


Mildred C. Hailey
Tenant Organization

Kathleen Joyce, Chair
City of Boston Canabak Board
Licensing Board
Boston City Hall, Boston, MA 02201

RE: Proposed Canabak Establishment, Rakes on the Hill, 123 Terrace St, Mission Hill
June 15, 2020

Dear City Councilor Joyce:

I am writing this letter of support on behalf of Jeffrey Sanchez and Rakes on the Hill. Jeffrey has been a partner with me as President of the Mission Hill Housing Development Tenants Task Force for many years. He is someone who I have depended on to help with our needs from organizing events, to bringing community partners together during times of crisis. Even though he is not a public official any longer he always tries to help in other ways. We know that his Rakes Company will help us in this community. I know he will commit 100% of his business to the community and look for opportunities for our elderly and youth. I appreciate that he is also planning to live here in this community which we feel is so important. As someone who grew up in Mission Hill and because of his family and friends throughout his life, he will continue to stay with us to make a real difference. Our Housing Development is right over the street from the proposed business and we know he will work on the traffic, parking, and security issues as well.

Jeffrey has been a big asset to the Mission Hill Housing Development. We believe that he and his team will make a positive impact not only because he is from the community but because he has to be here with us. We are excited to see someone who takes care of our community best. We hope that you consider my application for Jeffrey Sanchez and Rakes on the Hill.

Sincerely,

Wendy Thomas, President
Mission Hill Housing Development Tenants Task Force
30 Birkhead Street, Jamaica Plain, MA 02130
00: 617-415-4215, THOMAS, E


The Commonwealth of Massachusetts
STATE HOUSE, BOSTON 02133-1044

NIKA ELUGARDO
STATE REPRESENTATIVE
District 10
Boston, MA 02101

Kathleen Joyce, Chair
Boston Canabak Board
1 City Hall Sq
Boston, MA 02101

Dear Kathleen,

As the State Representative for Mission Hill, I write in support of the Canabak Establishment proposed for 123 Terrace Street in Mission Hill. This project has my support for a number of reasons, but primarily because of the team that is building it and their commitment to the community.

The team is local to the region, with the majority ownership of the team being Boston residents of color. The team is committed to a good neighbor policy, as well as enhancing safety and security at the location and within the broader community as well. They have agreed to work with other stakeholders to improve safety and pedestrian access along Terrace Street. They will also contribute 10 percent of their net profits to the community.

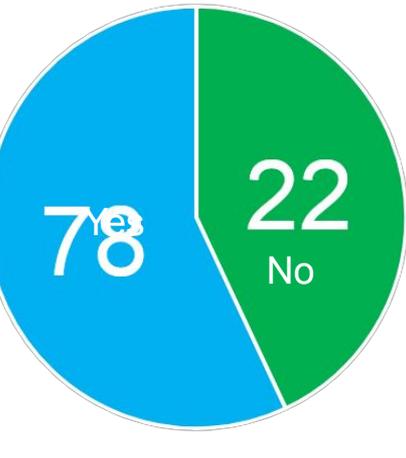
Most importantly to me, the protection and wellbeing of our neighborhood youth and young adults has been a demonstrated passion for the principals. Each member of the team has strong history and present connections to this community and has invested deeply in our youth. I trust them, and I believe it can be a model for the city.

If you require any additional information or have questions about my support, please don't hesitate to contact me by phone at 617-722-2362 or by email at nika@nikesenate.com.

Sincerely,

Representative Nika Elugardo
Massachusetts State House

Question 4 Election Results (Ward 10, Precinct 5)



State Representative Nika Elugardo Letter of Support

Commitments

10 percent of all profits to be distributed back to the community*

Diablo Glass to remain onsite at below market rent

Good Neighborhood Agreement (GNA) with Mission Hill Neighborhood Services (MHNHS)

Local job creation (10 to 15 positions)

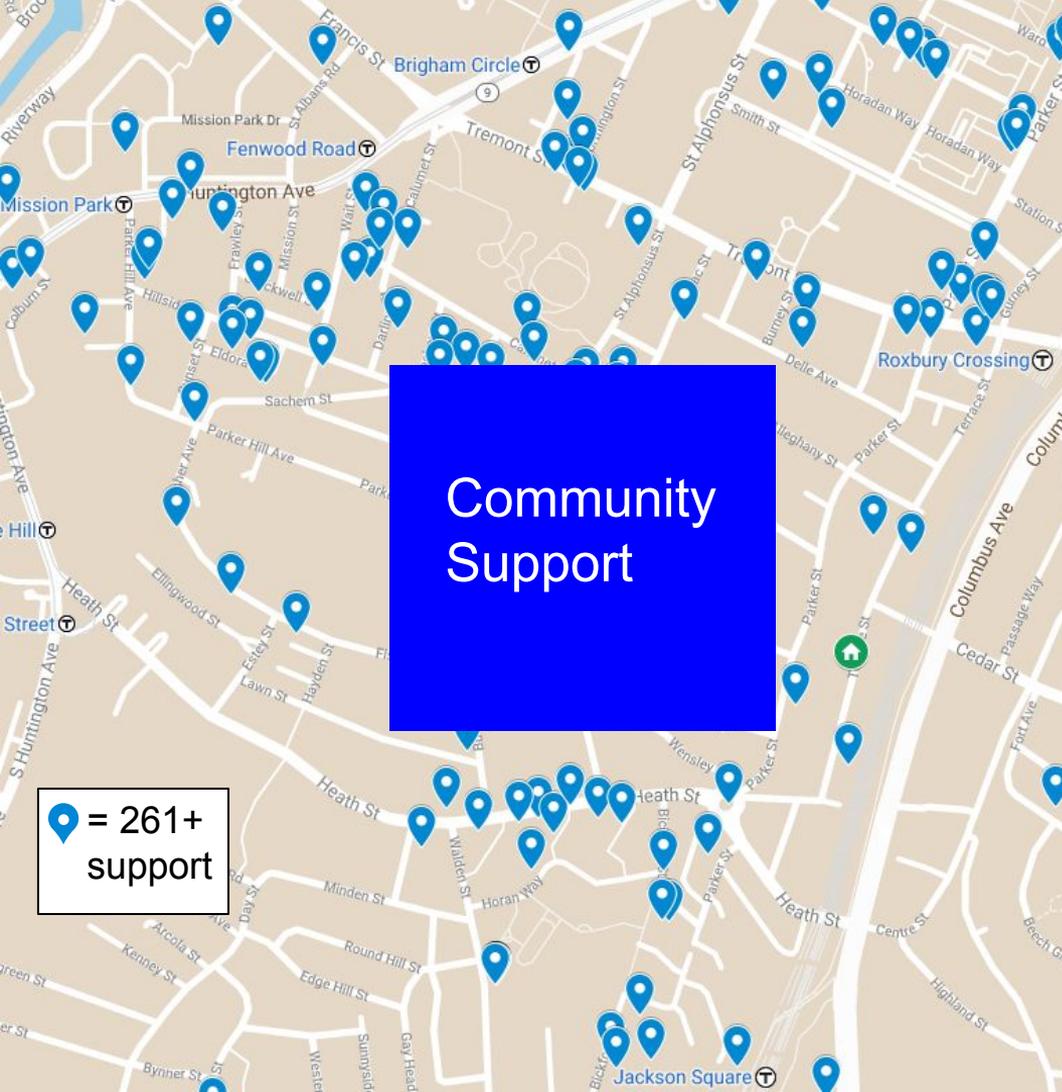
Investments in Terrace Street

Enhanced security and activity on rapidly evolving street

* Raíces on the Hill will solicit community engagement by convening a process wherein applications will be solicited annually from any and all organizations and individuals, and will hold an annual public meeting to review and discuss the proposals.

Community Contributions

According to commitment made through City Councilor Bok, a minimum of \$50,000 in year one and \$100,000 thereafter will be made; directing \$25,000, \$50,000 and \$75,000 in years one, two and three to Terrace Street improvement.



 = 261+ support

DATE	MEETING
11/20/19	Community Alliance of Mission Hill
10/21/19	Mission Hill Neighborhood Housing Services
1/27/19	Mission Hill Neighborhood Housing Services
3/9/20	Community Outreach Meeting
2/5/20	Meeting with Captain Leighton Facey (Area-B2)
2/24/20	Meeting with State Representative Nika Elugardo
6/8/20	Conference with Mildred C. Hailey Tenant Organization
6/10/20	Conference with Mission Main Tenant Task Force
6/18/20	Conference with Boston Building Resources (abutter)
6/18/20	Conference with Sebastian Mariscal team (abutter)
7/31/20	Meeting with City Councilor Kenzie Bok
5/17/21	Mission Hill Neighborhood Housing Services Meeting
5/19/21	Community Alliance of Mission Hill Meeting

Diversity
and
Inclusion



Employment
Plan



Leadership

Community
Support



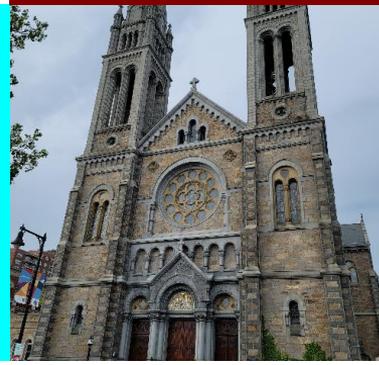
Security



Proposed
Facility



Community
Contributions



Transportation
and
Parking